



Westwood Road

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

54 Westwood Road

Leek, Staffordshire

ST13 8DH

- * This three bedroomed late Victorian town-house is located in a highly sought after and well established residential area in the west-end of town, within the catchment area of the popular Westwood schools and offering easy access into the town centre.
- * The property offers beautifully presented accommodation throughout offering spacious family living arranged over three floors.
 - * A pleasant outlook over the West-End recreational fields, a well stocked front garden area laid mainly to lawn and display borders, private rear yard area with paved sitting area, gravelled border and shrubs.
- * The accommodation briefly comprises: Entrance Hall with Minton tiled floor, Living Room with sliding doors through to the Dining Room and a spacious Kitchen / Diner with integrated appliances to the ground floor. Feature Landing Area, Two double Bedrooms and a large Shower Room to the first floor. An excellent Master Bedroom is located on the top floor.
- * An exceptionally well appointed family home of which an internal inspection is essential.

Offers in the region of: £299,950



3



2



1



D

Council Tax
Band

B



Leek Office - 01538 383344



leek@buryandhilton.co.uk



Accommodation



Entrance Hall

Feature tiled floor. Stairs off. Coving. Radiator.

Living Room 14'4 x 11'8 (4.37m x 3.56m)

Radiator. Oak flooring. Coving. Bay window. Bio ethanol fire with feature surround. Sliding doors to:

Dining Room 12'1 x 13' (4.37m x 3.56m)

Radiator. Laminate flooring.

Kitchen / Diner 18'5 x 8'4 (5.61m x 2.54m)

Range of fitted wall and base units. Oak work surfaces. Stainless steel sink unit with drainer and mixer tap. Integrated Bosch dishwasher, washing machine and freezer. Cooker point. Extractor unit. Oak flooring. Double doors to rear. Radiator. Access to Cellar.

Cellar 12' x 10'7 (3.66m x 3.23m)

Radiator. Power and lighting.

Landing Area

Understairs storage. Stairs off.

Bedroom 13' x 9'7 (3.96m x 2.92m)

Radiator. Laminate flooring. Feature fire place.

Bedroom 11'3 x 9'9 (3.43m x 2.97m)

Radiator. Feature fire place. Coving.

Shower Room 13'9 x 7'5 (4.19m x 2.26m)

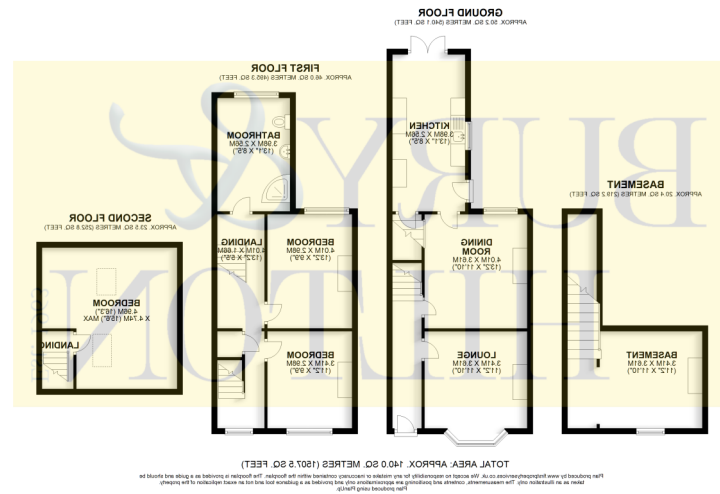
Corner shower cubicle. W.c. Wash basin. Radiator x 2. Fitted range of storage cupboards. Cupboard housing central heating boiler.

Master Bedroom 16'5 x 11'3 (5.00m x 3.43m)

Radiator. Sky light x 2. Exposed wood flooring.

information available at the time of printing.





Outside

A pleasant outlook over the West-End recreational fields, a well stocked front garden area laid mainly to lawn and display borders, private rear yard area with paved sitting area, gravelled border and shrubs.

Viewing

By Prior appointment via the Agent

Agents Note

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

6 Market Street, Leek, Staffordshire, ST13 6HZ
T : 01538 383344
E : leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

